

| FREDDIE MAC HOME POSSIBLE        |       |      |          |
|----------------------------------|-------|------|----------|
| PURCHASE AND RATE TERM REFINANCE |       |      |          |
| Occupancy                        | Units | FICO | LTV/CLTV |
| Primary Residence                | 1     | 620  | 97       |
|                                  | 2     | 620  | 95       |
|                                  | 3-4   | 620  | 95       |

| Product Guidelines          |   |
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| <b>AUS</b>                  | <ul style="list-style-type: none"> <li>Loan Product Advisor (LPA) Feedback Certificate with risk class "Accept" findings.</li> <li><u>Manual Underwriting is not allowed.</u></li> </ul>  |
| <b>ATR/QM Rule</b>          | <ul style="list-style-type: none"> <li>All loans must meet the Ability to Repay (ATR) and Qualified mortgage (QM) provisions of the Dodd-Frank Act.</li> </ul>  |
| <b>Age of Documents</b>     | <ul style="list-style-type: none"> <li>All credit documents must be dated within 120 days of the note date.</li> <li>Preliminary Title Policies must be no more than 180 days old on the date the note is signed.</li> </ul>  |
| <b>Appraisal</b>            | <ul style="list-style-type: none"> <li>Determined by LPA Findings.</li> <li>Appraisal Condition Rating of C5/C6 or a Quality Rating of Q6 is not permitted.</li> <li>Re-certification of value, in accordance with Freddie Mac guidelines, is acceptable.</li> <li>Appraisal transfers are permitted in accordance with the Freddie Mac guidelines.</li> </ul>  |
| <b>Assets/Reserves</b>      | <ul style="list-style-type: none"> <li>Asset documentation must comply with the requirements of LPA findings and Freddie Mac guidelines.</li> </ul>   |
| <b>Borrower Eligibility</b> | <ul style="list-style-type: none"> <li>All borrowers must have a social security number.</li> <li>U.S. citizens</li> <li>Permanent Resident Alien</li> <li>Inter Vivos Revocable Trusts: Permitted; must meet all current Freddie Mac guidelines.</li> <li>Non-Permanent Resident Aliens allowed with an acceptable Visa or evidence of a valid Employment Authorization Document (EAD).                             <ul style="list-style-type: none"> <li>Employment Authorization Document (EAD)                                     <ul style="list-style-type: none"> <li>A current (unexpired) EAD issued by USCIS may be provided in lieu of a visa. If the EAD will expire within one year, one of the following must be provided:</li> </ul> </li> </ul> </li> </ul> |

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|                                       | <ul style="list-style-type: none"> <li>• Documentation of one previous EAD renewal.</li> <li>• If there are no prior EAD renewals, documentation from the USCIS confirming the likelihood of renewal. <ul style="list-style-type: none"> <li>▪ All standards for determining stable monthly income, adequate credit history, and sufficient liquid assets must be applied in the same manner to each borrower including borrowers who are nonpermanent resident aliens.</li> </ul> </li> <li>• Non-Occupying Co-borrower allowed subject to: <ul style="list-style-type: none"> <li>○ 1-Unit property only</li> <li>○ Max LTV/CLTV 95</li> </ul> </li> </ul>   |
| <b>Condominiums</b>                   | <ul style="list-style-type: none"> <li>• Must follow Freddie Mac published Condominium Eligibility Guidelines.</li> <li>• Streamlined Condo review allowed in accordance with Freddie Mac Guidelines,</li> <li>• Must meet CenterState Bank Agency Condo Guidelines.</li> </ul>  |
| <b>Continuity of Obligation</b>       | <ul style="list-style-type: none"> <li>• When an existing mortgage will be satisfied as a result of a refinance transaction, one of the following requirements must be met: <ul style="list-style-type: none"> <li>○ At least one borrower on the refinance mortgage was a borrower on the mortgage being refinanced; or</li> <li>○ At least one borrower on the refinance mortgage held title to and resided in the mortgaged premises as a primary residence for the most recent 12 month period and the mortgage file contains documentation evidencing that the Borrower, either: <ul style="list-style-type: none"> <li>▪ Has been making timely mortgage payments, including the payments for any secondary financing, for the most recent 12-month period; or</li> <li>▪ Is a related person to a borrower on the mortgage being refinanced; or</li> </ul> </li> <li>○ At least one borrower on the refinance mortgage inherited or was legally awarded the mortgaged premises by a court in the case of divorce, separation or dissolution of a domestic partnership.</li> </ul> </li> </ul> |
| <b>Credit</b>                         | <ul style="list-style-type: none"> <li>• Evaluated by LPA.</li> <li>• See LTV/CLTV grid for minimum FICO scores.</li> <li>• <u>A full tri-merge credit report is required for all borrowers on all transactions.</u></li> <li>• <u>Each borrower must generate a traditional credit score from at least one repository.</u></li> <li>• <u>Non-traditional credit not allowed.</u></li> <li>• Any debt not reported on the credit report must be documented as being repaid in a satisfactory manner.</li> </ul>  |
| <b>Derogatory Credit</b>              | <ul style="list-style-type: none"> <li>• No specific waiting times with an LPA Accept. All derogatory events must be reflected on the credit report in order for the LPA accept to be valid. If derogatory event is not reflected on credit report, or is not accurate, the loan must be manually underwritten. CenterState Bank does not allow for manually underwritten Freddie Mac loans.</li> </ul>  |
| <b>Documentation</b>                  | <ul style="list-style-type: none"> <li>• Determined by AUS</li> </ul>  |
| <b>Down Payment Assistance</b>        | <ul style="list-style-type: none"> <li>• Down Payment Assistance programs must meet Freddie Mac requirements.</li> </ul>   |
| <b>Employment Income Verification</b> | <ul style="list-style-type: none"> <li>• For salaried employees, the verbal verification of employment must be completed within 10 business days prior to the note date.</li> <li>• For self-employed borrowers, the verbal verification of employment must be completed within 30 days prior to the note date.</li> <li>• For borrowers in the military, a military Leave and Earnings Statement dated within 30 days prior to the note date is acceptable in lieu of a verbal verification of employment.</li> </ul>   |

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| <b>Escrow Accounts</b>                   | <ul style="list-style-type: none"> <li>• Escrow accounts are required if LTV &gt; 80%, except where prohibited by state law.</li> <li>• Flood insurance premiums paid by the borrower must be escrowed and cannot be waived regardless of LTV. If flood insurance premiums are paid by a condominium association, homeowner’s association or other group, no escrow is required.</li> </ul>   |
| <b>Escrow Holdbacks</b>                  | <ul style="list-style-type: none"> <li>• Work must be non-structural in nature and be able to be completed within a week of closing. Roof replacement is not allowed.</li> <li>• Repair escrow may not exceed \$10,000 and is to be held by the title agent.</li> <li>• Contractor invoice estimating cost of repairs, start date and time frame of completion required prior to closing. Borrower will execute Escrow Agreement and 1.5x the cost of repairs will be held in escrow at closing.</li> <li>• Appraisal must be subject to repairs.</li> <li>• Lock must cover the repair period with maximum of one week after closing.</li> <li>• Final inspection showing completed work and final invoice from contractor required for disbursement of funds.</li> </ul>  |
| <b>Financing Concessions</b>             | <ul style="list-style-type: none"> <li>• Financing concessions for primary residences and second homes must be within the following allowable percentages: <ul style="list-style-type: none"> <li>○ 9% of value with LTV/CLTV ratios less than or equal to 75%.</li> <li>○ 6% of value with LTV/CLTV ratios greater than 75% up to and including 90%.</li> <li>○ 3% of value with LTV/CLTV ratios greater than 90%.</li> </ul> </li> <li>• Property Seller can pay up to 12 months future HOA dues per Freddie Mac’s guidelines. Amount of HOA dues must meet IPC limits. See Freddie Mac 4204.3 for additional information.</li> </ul>   |
| <b>High Cost</b>                         | <ul style="list-style-type: none"> <li>• Not Eligible</li> </ul>  |
| <b>High Priced Mortgage Loans (HPML)</b> | <ul style="list-style-type: none"> <li>• Higher Priced Mortgage Loans (HPML) transactions are eligible when: <ul style="list-style-type: none"> <li>○ Establishment of an escrow account for taxes and insurance premiums on any transaction secured by a principal residence.</li> <li>○ Must meet all applicable state and/or federal compliance requirements.</li> <li>○ LPA Accept</li> <li>○ Minimum 620 FICO</li> <li>○ All federal and/or state HPML or nonprime loan requirements are met.</li> </ul> </li> </ul>   |
| <b>Homeownership Education</b>           | <ul style="list-style-type: none"> <li>• At least one occupying borrower must participate in a homeownership education program before the note date for purchase transactions when all occupying borrowers are first-time homebuyers.</li> <li>• Homeownership education must not be provided by an interested party to the transaction, the originating lender or by the Seller.</li> <li>• Homeownership education programs may use different formats and require different lengths of time to complete. The following are acceptable: <ul style="list-style-type: none"> <li>○ Programs developed by HUD-approved counseling agencies, Housing Finance Agencies (HFAs) or Community Development Financial Institutions (CDFIs)</li> <li>○ Homeownership education programs developed by mortgage insurance companies.</li> <li>○ Programs that meet the standards of the National Industry Standards for Homeownership Education and Counseling (<a href="http://www.homeownershipstandards.com">www.homeownershipstandards.com</a>).</li> </ul> </li> <li>• A copy of Exhibit 20, Homeownership Education Certification, or another document containing comparable information must be included in the file.</li> </ul> |

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| <p><b>Income: Border</b></p>                        | <ul style="list-style-type: none"> <li>• Rental income from a 1-unit Primary Residence may be considered as stable monthly income (as defined in FHLMC Section 5301.1) provided it meets the requirements the following: <ul style="list-style-type: none"> <li>○ Connection with Borrower. The person providing the rental income and the Borrower: <ul style="list-style-type: none"> <li>▪ Have resided together for at least one year.</li> <li>▪ Will continue residing together in the new residence, and</li> <li>▪ The person providing the rental income provides appropriate documentation to evidence residency with the borrower (i.e., copy of a driver's license, bill, bank statement, etc., that shows the address of that person to be the same as the borrower's address)</li> </ul> </li> <li>○ Rental payment. Rental income from the person residing in the Mortgaged Premises: <ul style="list-style-type: none"> <li>▪ Has been paid to the borrower for the past 12 months on a regular basis. <ul style="list-style-type: none"> <li>• Must be averaged over 12 months for qualifying purposes when fewer than 12 months of payments are documented.</li> </ul> </li> <li>▪ Can be verified by the borrower with evidence showing receipt of regular payments of rental income to the borrower for at least nine of the past 12 months (i.e., copies of cancelled checks).</li> <li>▪ Does not exceed 30% of total income used to qualify for the mortgage.</li> </ul> </li> <li>○ The Mortgage file must contain a written statement from the borrower affirming: <ul style="list-style-type: none"> <li>▪ The source of the rental income.</li> <li>▪ The fact that the person providing the rental income has resided with the borrower for the past year and intends to continue residing with the Borrower in the new residence for the foreseeable future.</li> </ul> </li> </ul> </li> </ul> |
| <p><b>Maximum Number of Financed Properties</b></p> | <ul style="list-style-type: none"> <li>• The occupying borrower(s) must not have an ownership interest in more than two financed residential properties, including the subject property, as of the note date.</li> </ul>   |
| <p><b>Maximum Loan Amount</b></p>                   | <ul style="list-style-type: none"> <li>• Conforming Loan Limit</li> </ul>  |
| <p><b>Minimum Loan Amount</b></p>                   | <ul style="list-style-type: none"> <li>• \$50,000</li> </ul>   |
| <p><b>Mortgage Insurance</b></p>                    | <ul style="list-style-type: none"> <li>• Standard Coverage Required</li> <li>• Eligible MI Types (subject to Freddie Mac guidelines): <ul style="list-style-type: none"> <li>○ Borrower Paid Monthly</li> <li>○ Lender Paid Single Premium</li> <li>○ Borrower Paid Single Premium</li> <li>○ Financed MI – The gross LTV cannot exceed CSM's program maximum.</li> </ul> </li> <li>• <u>Reduced MI is not permitted</u></li> </ul>  |
| <p><b>Power of Attorney</b></p>                     | <ul style="list-style-type: none"> <li>• Power of Attorney must be approved by CenterState prior to closing.</li> </ul>  |

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| <b>Property, Eligible Types</b>   | <ul style="list-style-type: none"> <li>• Single Family Detached</li> <li>• Single Family Attached</li> <li>• 2–4 Unit Attached/Detached</li> <li>• PUDs</li> <li>• Condominiums (must be Freddie Mac eligible)</li> <li>• Rural Properties (in accordance with agency Guidelines, properties must be residential in nature)</li> </ul>   |
| <b>Property, Ineligible Types</b> | <ul style="list-style-type: none"> <li>• <u>Mobile Homes</u></li> <li>• <u>Cooperatives</u></li> <li>• <u>Condotels</u></li> <li>• Hotel Condominiums</li> <li>• Timeshares</li> <li>• Working Farms and Ranches</li> <li>• <u>Manufactured homes. This includes on-frame modular homes built on a permanent chassis.</u></li> <li>• Unimproved Land</li> <li>• Property currently in litigation</li> <li>• Land Trust</li> </ul>  |
| <b>Ratios</b>                     | <ul style="list-style-type: none"> <li>• Determined by LPA.</li> </ul>   |
| <b>Recently Listed Properties</b> | <ul style="list-style-type: none"> <li>• <u>The subject property must not be currently listed for sale. It must be taken off the market on or before the disbursement date of the new mortgage loan. Borrowers must confirm their intent to occupy the subject property (for principal residence transactions).</u></li> </ul>   |
| <b>Tax Transcripts</b>            | <ul style="list-style-type: none"> <li>• A 4506-T is required to be signed at closing.</li> <li>• <u>Tax transcripts are required for all self-employed borrowers whose income is used to qualify. If only non-self-employed income is used to qualify, transcripts are not required.</u></li> <li>• <u>If tax transcripts are not available (due to a recent filing for the current year) a copy of the IRS notice showing “No record of return filed” is required along with documented acknowledgement receipt (such as IRS officially stamped tax returns or evidence that the return was electronically received) from the IRS and transcripts from the previous year.</u></li> <li>• Mortgage Loans and/or Borrowers that do not require income documentation under the applicable Loan Program do not require IRS transcripts.</li> </ul> |